



## Park Place West, City Centre, Sunderland

**£300,000**

**good life**  
sales & lettings

**SPACIOUS PERIOD 6 BEDROOM TERRACE LOCATED WITHIN ONE OF THE CITIES GRAND TREE LINED PRIVATE ROADS BELIEVED TO HAVE BEEN BUILT BETWEEN 1850 & 1854**

**FULL LOWER GROUND FLOOR WITH KITCHEN, AGA OVEN, WALK-IN LARDER/UTILITY & LARGE LIVING ROOM WITH BAY WINDOW**

**LOWER GROUND FLOOR CAN BE ACCESSED INTERNALLY BY STAIRCASE OR BY SEPARATE FRONT DOOR**

SPACIOUS PERIOD 6 BEDROOM TERRACE LOCATED WITHIN ONE OF THE CITIES GRAND TREE LINED PRIVATE ROADS BELIEVED TO HAVE BEEN BUILT BETWEEN 1850 & 1854 - GRADE 2 LISTED IN 1994 AS PART OF THE 24 HISTORIC HOMES IN THE TERRACE BUILT TO HOUSE SOME OF THE CITY'S MOST INFLUENTIAL FAMILIES OF THE DAY - FULL LOWER GROUND FLOOR WITH KITCHEN, AGA OVEN, WALK-IN LARDER/UTILITY & LARGE LIVING ROOM WITH BAY WINDOW - LOWER GROUND FLOOR CAN BE ACCESSED INTERNALLY BY STAIRCASE OR BY SEPARATE FRONT DOOR - GROUND FLOOR COMPRISING PERIOD STAIRCASE, 2 IMPRESSIVE RECEPTION ROOMS WITH 11FT HIGH CEILINGS & PERIOD FIREPLACES & PLASTERWORK -WC - FIRST FLOOR COMPRISES 3 BEDROOMS AND A BATHROOM - SECOND FLOOR COMPRISES 3 MORE BEDROOMS - GARDENS TO FRONT & REAR - GARAGE TO REAR WITH REMOTE DOUBLE DOOR ACCESS - GENERAL PERIOD FEATURES INCL FIREPLACES & LEADED STAINED GLASS WINDOWS, HIGH CEILINGS & PLASTERWORK, ENTRANCE DOORS & WELSH SLATE ROOF One of the first grand terraces built in Sunderland for the influential families of the day, often with housemaids and cooks assisting and living with the family, Park Place West sits on the edge of the city, a stones throw from Mowbray Park, in a tree lined private road with gated access at either end. A look into the 1871 census shows shipbuilders, major employers and local dignitaries all living side by side within this impressive terrace. Grade 2 listed in 1996, this will help to preserve the visual appeal and period style of the terrace and we would expect this to also enhance and protect values moving forward. The property itself is set over lower ground, above ground, first and second floors with the lower ground accessed directly from the front or via a staircase inside the house and comprising its own entrance hall with a formal lounge leading off with impressive fireplace and a separate large dining kitchen with an Aga oven at its centre and walk-in pantry and utility. On the ground floor there is a formal entrance hall with period staircase, 2 grand reception rooms with 11FT high plaster ceilings, beautiful fireplaces and large windows. There's also a wc to the rear lobby which provides access to the rear garden and garage. On the first floor there is a bathroom on the half landing and 3 bedrooms. On the second floor there are 3 more bedrooms. All rooms are very well proportioned. Externally to the front there's a private garden with shrubs, trees and lawn and similar to the rear with patio, lawn, various shrubs and access to a double garage with remote door access from the rear. There's also parking to the private road at the front. The property will appeal to buyers who appreciate the opportunity to live in a large, spacious, historically important home full of character and period charm, for a relatively modest price compared to newer-built homes around the city. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

**GRADE 2 LISTED IN 1994 AS PART OF THE 24 HISTORIC HOMES IN THE TERRACE BUILT TO HOUSE SOME OF THE CITY'S MOST INFLUENTIAL FAMILIES OF THE DAY**

**EPC RATING D**

**GROUND FLOOR COMPRISING PERIOD STAIRCASE, 2 IMPRESSIVE RECEPTION ROOMS WITH 11FT HIGH CEILINGS & PERIOD FIREPLACES & PLASTERWORK**

## ACCOMMODATION

### ENCLOSED PORCH

Tiled flooring, tiled walls, original partially-glazed with leaded glass front door.

### ENTRANCE HALL

Tiled flooring, 2 double radiators, 2 doors leading off to reception rooms, staircase leading to first floor landing. Door leading off to rear lobby.

### RECEPTION ROOM 1 19' 7" x 17' 2" (5.96m x 5.23m)

A huge formal reception room. Carpet flooring, front facing wooden framed double-glazed bay window with wooden shutters either side of the window. Large double radiator, original fire surround in a marble finish with cast open fire and tile hearth with brass fender. Original coving and plaster work to the ceiling. High 14" skirting board and deep architraves.

### RECEPTION ROOM 2 19' 0" x 15' 6" (5.79m x 4.72m)

Laminate wood-effect flooring, stylish fireplace in a wood finish with fluted and carved detail, cast open fire with tiled hearth. Large double radiator. This room has 11ft high ceilings and 14" high skirting and original plaster coving. Built-in storage cupboard.

### REAR LOBBY

WC leading off, partially-glazed door leading to rear garden, staircase leading down to basement.

### WC 5' 5" x 3' 6" (1.65m x 1.07m)

Tiled flooring, toilet with low level cistern, sink with single pedestal and chrome tap, built-in cupboard, rear facing wooden framed single-glazed window.

### BASEMENT

Accessed from the outside or from the inside of the house, the basement has its own front door leading into entrance lobby which leads into entrance hall. Natural wood flooring, double radiator, carpeted stairs to the ground floor with under stairs cupboard. 2 doors leading off, 1 to formal lounge and 1 to kitchen/dining room. The basement would originally operated as the heart of the house with the kitchen Aga and possibly separate living quarters, and enjoys a separate access if required.



### FORMAL LOUNGE 19' 5" x 15' 10" (5.91m x 4.82m)

Beautiful living room with carpet flooring, front facing wooden framed double-glazed bay window with built-in shutters either side, double radiator. Beautiful fireplace in a wood finish with carved detail and cast fire place with log burning stove and slate hearth with brass fender.

### KITCHEN/DINING ROOM 19' 0" x 15' 2" (5.79m x 4.62m)

Laminate wood-effect flooring, rear facing wooden framed single-glazed bay sash window. Belfast style ceramic sink built into unit with chrome tap and built-in drainer. Range style oven (AGA) built-in cupboard. Fitted kitchen with a range of wall and floor units in a cottage style cream finish with contrasting laminate works surface. Space for tall fridge/freezer, under bench space for additional fridge or freezer appliance. Door leading off to utility room.

### UTILITY ROOM

Comprises of 2 rooms with a total measurement of approx. 11'8 x 10'9 at the widest points and is joined by a door way which links the 2 rooms. The current owners have a work bench, space and plumbing for a washing machine, and dishwasher, additional space for a tall fridge/freezer, electric sockets and lighting within the space. Effectively the room is an utility/walk-in larder room.

### HALF LANDING

Beautiful sash stained glass leaded window. Built-in cupboard which houses a Combi boiler and provides some storage. Carpeted stairs to first floor landing.

### FIRST FLOOR LANDING

Double radiator, built-in cupboard providing useful storage and shelving. 3 doors leading off to bedrooms.

### BEDROOM 1 16' 0" x 14' 2" (4.87m x 4.31m)

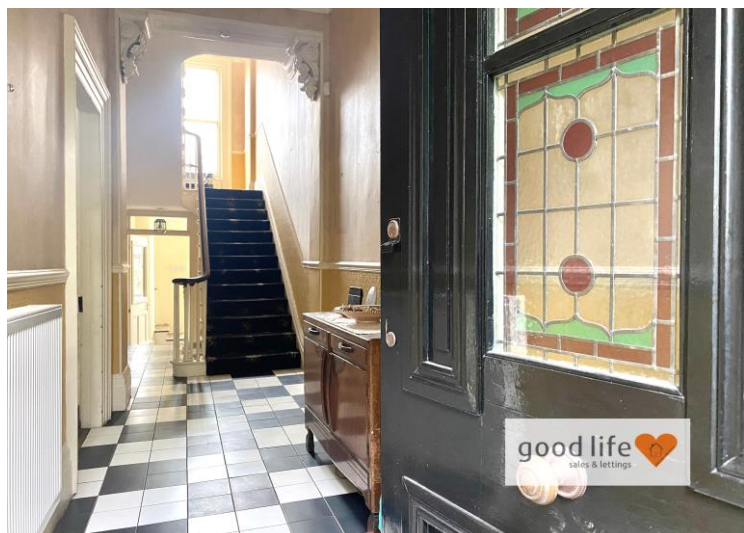
A magnificent formal bedroom with carpet flooring, 2 front facing single-glazed wooden framed windows. Approx. 10 foot high ceilings and double radiator.

### BEDROOM 2 16' 0" x 14' 4" (4.87m x 4.37m)

Carpet flooring, double radiator, rear facing wooden framed single-glazed window. Built in shelving. This is a very large double bedroom.

### BEDROOM 3 11' 8" x 7' 3" (3.55m x 2.21m)

Carpet flooring, double radiator, front facing wooden framed single-glazed window. This a large single bedroom but would





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	